

**MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



**Dock Length Variance Application**

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Monroe County Code Chapter 118-12 (m) (10) c

Dock Length Variance Application Fee: \$1,026.00\*

\*Plus \$3.00 per shoreline property owner within 300 feet of subject parcel

**1) PROPERTY OWNER:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone:(Home)\_\_\_\_\_ (Work)\_\_\_\_\_ (Fax)\_\_\_\_\_

**2) AGENT (if applicable):**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone:(Home)\_\_\_\_\_ (Work)\_\_\_\_\_ (Fax)\_\_\_\_\_

**3) DESCRIPTION OF PROPERTY:**

Street Address: \_\_\_\_\_

Lot:\_\_\_\_\_ Block\_\_\_\_\_ Subdivision:\_\_\_\_\_ Key:\_\_\_\_\_ MM:\_\_\_\_\_

RE Number: \_\_\_\_\_

**If in metes and bounds, attach legal description on separate sheet**

**4) VARIANCE REQUEST: (use additional paper if necessary)**

Describe the variance request and exactly what the variance would allow you to do: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5) BACKGROUND INFORMATION:**

Size of property: \_\_\_\_\_ Land Use District: \_\_\_\_\_

Present use of property: \_\_\_\_\_

Have you applied for a variance on this property in the past? \_\_\_\_\_

If yes, when? \_\_\_\_\_

Circumstances of previous application: \_\_\_\_\_

\_\_\_\_\_

Describe the shoreline on which the dock is proposed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Describe the submerged lands across which the dock will extend (sand, seagrass, corals, etc.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**6) VARIANCE CONDITIONS:** When answering the following questions, consider the limitations described on pages three and four of this application. Please use additional paper if necessary.

a) How can you show good and sufficient cause why the variance should be granted? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b) What exceptional hardship would occur if the variance is not granted? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c) If the variance is granted, would there be additional threats to public expense which would not otherwise occur? Would it create a nuisance? Or cause fraud or victimization of the public?

\_\_\_\_\_

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d) Is the length of the proposed dock consistent with community character (what lengths are existing docks in the area)?

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e) Would the proposed dock interfere with public recreational uses or pose a navigational or safety hazard in or on adjacent waters?

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f) What are the unique or particular physical/geographical circumstances or conditions that apply to the property subject to the variance, but which do not apply to other properties in the same Land Use District?

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g) If the variance is granted would it confer upon the applicant any special privilege denied by the Land Development Regulations other properties in the same Land Use District? Please explain why:

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**CONSIDERATIONS:**

The Growth Management Division, in determining whether the foregoing conditions for a variance are met, shall ONLY consider the following factors as relevant

- a) Physical characteristics of the proposed construction for which a variance is requested;
- b) Whether it is possible to use the property without the variance;
- c) The increased or decreased danger to life and property if the variance is or is not requested;
- d) The importance to the community of the services to be provided if the proposed variance is granted;

- e) The compatibility of the proposed variance in light of existing and permitted development in the immediate area;
- f) The safety of access to the property for ordinary and emergency vehicles if the variance is or is not granted;
- g) The additional or lessened costs of providing governmental services if the variance is or is not granted.

The Growth Management Division shall NOT consider the following factors in determining if the foregoing conditions are met

- a) The physical disabilities or handicaps and health of the applicant or members of his family;
- b) The domestic or financial difficulties of the applicant or his family.

**THE FOLLOWING SUPPORTING INFORMATION MUST ACCOMPANY THE APPLICATION FOR VARIANCE:**

**NOTE: If the supporting data (i.e. survey, site plan) is larger than 8 ½ x 14 inches, sixteen (16) copies must be submitted.**

- a) Photographs of site; looking N, E, S & W from perimeters of property and from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
- b) A site plan showing proposed dock & and all proposed and existing structures, improvements, parking facilities, etc. with all dimensions to scale. Indicate on the site plan any proposed structures with previously approved variances and the location of property entrance.
- c) A copy of the Land Use District Map showing surrounding property within one thousand (1,000) feet of subject property boundaries.
- d) Typed Name and Address **MAILING LABELS** of shoreline property owners within a 300 feet radius of the borders of the property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are still considered adjoining even if they are bounded or bisected by a canal or street. When a condominium is within three hundred (300) feet adjoining the property, each unit owner must be included.
- e) Proof of ownership of subject property. (Copy of recorded Warranty Deed or tax bill).
- f) Survey of the property prepared by a surveyor registered in the State of Florida.

I certify that I am familiar with the information contained in this application, and to the best of my knowledge, such information is true, complete and accurate.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ who is personally known or who has produced  
\_\_\_\_\_ as identification.

Notary Signature \_\_\_\_\_